



**TOWNSHIP OF LONG HILL**  
COUNTY OF MORRIS  
Gillette, Homestead Park, Meyersville, Millington, Stirling

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**ZONING BOARD OF ADJUSTMENT  
MINUTES OF THE MEETING/HEARING  
November 17, 2020**

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The Long Hill Zoning Board of Adjustment met for a Regular Meeting via online virtual meeting format using Zoom Webinar.

*At 7:36 pm, Chairman Gerecht made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance.
  
- (5) **Roll Call** – Board Secretary Coonce called the roll:  

Present:	Absent/Excused:
Chairman Ed Gerecht	Jonathan Rosenberg
Vice Chairman Brian Johnson	Mike Pesce (Alt. #1)
Jerry Aroneo	Richard Keller, Board Engineer
Gary Gianakis	
Tom Grosskopf	
Mike Malloy	
Scott Hain (Alt. #2)	
Debra Coonce, Board Secretary	
Jolanta Maziarz, Esq., Board Attorney	
Elizabeth Leheny, Board Planner	
  
- (7) **Resolution – 2020-11-ZB** (Out of Agenda Order)  
*Standard Procedures and Requirements for Public Comment & Testimony Made during Remote Board Meetings* – Board Attorney Maziarz noted that the Department of Community Affairs (DCA) has been working with the state regarding the current and future executive orders for Boards to hold remote meetings during the pandemic. Ms. Maziarz further noted that as the requirements have been evolving, she will review any/all changes and prepare a resolution for the Board to review at a future meeting.
  
- (6) **Meeting Minutes** (Out of Agenda Order)  
The Meeting Minutes of November 3, 2020 were approved as presented.
  
- (8) **Application** (7:41 pm)

**Minor Site Plan Application & Use Variance**

Block 11107 / Lot 16 / Zone B-1-20

664-676 Valley Road

Application No. 19-14Z

664-676 Valley Road, LLC

Board Planner Leheny was sworn in to offer testimony on behalf of the Township.

Vincent Bisogno, Esq. appeared on behalf of the Applicant.

Witnesses sworn in to offer testimony on behalf of the Applicant:

Robert Tokash, as Applicant

Michael Tobia, as Planner

Members of the public with questions or statements for the Applicant:

Karen Meleta, of Gillette

Craig Kearsing, of Gillette

*The Board was in recess from 9:12 pm to 9:24 pm.*

*Upon motion made and seconded, the Board extended the meeting to 10:55 pm.*

During the discussion, the Board was pleased the Applicant has made a thorough application to remedy all of the variances on the site. The Board further agreed the application is unique; as there are multiple primary uses that have historically been occurring on the property over the years, and they have not caused any detriment nor will they going forward. The Applicant agreed to certain conditions relating to limiting storage uses within the accessory structures, prohibiting storage of toxic or flammable chemicals and maintaining a fence line/landscaped line near the adjacent properties.

Upon motion made by Vice Chairman Johnson and seconded by Mr. Gianakis, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Vice Chairman Johnson, Mr. Gianakis, Mr. Aroneo, Mr. Grosskopf, Mr. Malloy, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

(9) **Old Business/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:55 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator

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Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://www.longhillnj.gov). Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.